

REPORT ON TRALEE HOMESTEAD AND WOOLSHED

Prepared by

Eric Martin and Associates

For

NAVIN OFFICER HERITAGE CONSULTANTS

On behalf of

THE VILLAGE BUILDING CO.

EMA

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1.0 INTRODUCTION

1.1 BACKGROUND

To support a DA for the demolition of buildings at Tralee South the QCC requested additional comment on the buildings. To this end Navin Officer Heritage Consultants, on behalf of the Village Building Co requested Eric Martin & Associates to:

- Review the current documentation to appreciate the background to the place.
- Undertake a site inspection to familiarise with the Tralee Homestead Complex of five buildings and the Woolshed.
- Provide an opinion on the heritage significance and the impact on heritage values should they be demolished.
- Provide a brief report on the above.

1.2 AUTHORSHIP

The report has been prepared by Eric Martin, and included a site inspection on the 15 July 2013 and a review of reports. Only the buildings at South Tralee are commented on (refer Figure 1: Location Plan and Figure 2: Site Plan).

1.3 REPORTS/INFORMATION PROVIDED

- Tralee Local Environmental Study – Cultural Heritage Component *prepared by Navin Officer Heritage Consultants Pty Ltd (April 2003).*
- North and South Tralee Residential Development Cultural Heritage Review *prepared by Navin Officer Heritage Consultants Pty Ltd (May 2010).*
- Planning and Development Review Committee comment on Development Application 157-2010 for the Demolition of Buildings and Fixtures at 360A Lanyon Road, Tralee (Also known as North and South Tralee) (Ref: DAF100291: Author: Thompson/Hausfeld) (10 November 2010).
- Addendum Report – North and South Tralee Residential Development, Review of part of site H6 'Shearers Quarters' *prepared by Navin Officer Heritage Consultants Pty Ltd (24 November 2010).*
- Local Environmental Study 'the poplars' *prepared by Willana Associates (May 2011).*

1.4 COUNCIL COMMENT

QCC letter dated 9 December 2010 indicated that the DA was approved in part.

However the demolition of items:

- H3 Stone Facade building
- H6B Old Shearers Quarters
- H7 Woolshed

were excluded from any development consent granted.

Other buildings H1, H5, H6A, H7 Woolshed flat roofed section, were approved for demolition.

Other conditions related to heritage issues included:

- 3. Photographic and oral history record.
- 4. Photographic record of H6A Hardiplank building.

QCC Planning and Development Review Committee dated 10 November 2010 makes comments and did not support demolition of H6B Shearers Quarters and suggested more history and further assessment is required and the building could be adapted. It also suggested potential adaptation of the homestead and that the Woolshed should be preserved.

1.5 HISTORY

This is provided in the 2003 Study, Section 7.

In summary, the land was purchased by John Morrison in 1921. There is some supplementary information in the Addendum Report 24 November 2010.

A brief description of H6 Tralee Homestead Complex is included in the 2010 Study P15 – 16.

A brief description of H7 Tralee Woolshed is included in the 2010 Study P17 – 19 and a Structural Engineers report is attached to the Report.

1.6 EXISTING ASSESSMENT

An assessment of the European Heritage is included in the 2010 Study. H6 and H7 is discussed on pages 28 – 29 and concludes that the Homestead Complex H6 does not fulfil criteria for local or state listing but the Woolshed H7 does fulfil the criteria for local listing.

The 2010 report then recommended advice be sought from NSW Heritage Council re the Woolshed in relation to its proposed demolition, an archival record be prepared and materials reused (P32).

The Structural report (Appendix 4 of 2010 report) does include a comment that the *“large Oregon king post trusses are structurally unusual”*.

The Supplementary report considered some more information particularly on H6 Hardiplank Building and Shearers Quarters, but did not amend its original findings.

2.0 REVIEW OF H6 HOMESTEAD COMPLEX

This includes several buildings (Refer Figure 3).

- A — Main Homestead
- B — Shearers Quarters (Cook House)
- C — Shearers Quarters (Hardiplank Building)
- D — Sales Office
- E — Garage
- F — Shed
- G — Prefab Shed
- H — Chicken Yard

Photographs of all are attached to the Report. (Refer Attachment 1).

2.1 MAIN HOMESTEAD

Constructed between 1921 – 1924 in a U shape with central verandah to north and verandah to west side.

West Verandah now enclosed with bathroom at south end C1940.

2.1 MAIN HOMESTEAD cont....

Addition to east wing to south C1940.

Other alterations include new bathroom and link to west side, refurbished central room east side and laundry/toilet/back porch added.

The building is timber framed, mainly timber lined with some flat sheets including asbestos and plasterboard. It includes three chimneys of which two are back to back.

The house is only in reasonable condition.

The house is part of the history of the site and relates to the impact of early development of the ACT. It has some unusual details but otherwise is unremarkable.

It is capable of continued use or adaptation but not easily relocated.

We recommend record and permit demolition.

2.2 SHEARERS QUARTERS (COOK HOUSE)

Constructed between 1921 – 1924 as a Cook House, Cooks' accommodation and showers/toilets for three shearers' accommodation blocks. Originally a more open space but divided up C1970.

The building includes the original bread oven and open fireplace.

It appears to have had extensions to west, south and north. It is timber framed and corrugated metal lined externally and a variety of internal finishes.

The building is in reasonable condition externally but poor condition internally.

It is part of the history of the site and a part of the farm complex.

It is capable of reuse as a space but some areas (such as wet areas and chimneys) are not suitable for reuse.

It could be relocated (especially the main section) but not the ovens and wet areas.

We recommend record and consider relocation of core and reuse.

2.3 SHEARERS QUARTERS (HARDIPLANK BUILDING)

Constructed between 1921 – 1924 as one of three shearers' quarters. The other two were demolished for airstrip C1940 (Personal Comm A Forrest).

The timber framed building clad in hardiplank with a corrugated metal roof has been modified internally.

It is in reasonable condition externally but poor condition internally.

It is part of the history of the site and part of the farm complex.

It is capable of reuse or relocation.

We recommend record.

2.4 OTHER STRUCTURES

These are a range of structures constructed over a period of time 1940s – 2010, which are generally in fair to poor condition.

We recommend photographic record and demolish.

3.0 REVIEW OF H7 WOOLSHED

This includes the main woolshed, a skillion addition to the south and associated yards and sheep dip.

There are some more recent portable sales offices to the south which are of no particular interest.

The woolshed was constructed between 1921 – 1924 using recycled timbers and has undergone little change. It is timber framed with corrugated metal lining.

There is some failure of some structural flooring elements but none that could not be easily rectified. Otherwise it is in reasonable condition.

Although it may not meet current structural codes, it has survived 90 years and could be sympathetically strengthened for ongoing use.

As a six stand shed, it is uncommon as the only others in the Hobbs 1993 Study were Kowen and Royalla and only Cuppacumbalong with 12 and Yarralumla with 20 were larger. This shed is not in the Hobbs Study (unless one of the two labeled Jerrabomberra) and not included in the detailed table.

The shed is large with unusual details particularly the large trusses.

The shed has significance and should be conserved. It is capable of adaptation, relocation, reconstruction or reuse of critical elements.

4.0 CONCLUSION

The DA has been approved with conditions and this includes the basic planning of the area, which includes the main access road running parallel to the railway line and through both the Homestead and Woolshed sites. Given this it is not practically feasible to retain any structure where they currently exist.

The context will change but as part of the history of the area we recommend:

1. A more comprehensive history, including oral history of the site be prepared.
2. All structures be recorded by photographic record.
3. The main section of the Shearers' Quarters (Cook House) be relocated and adaptively reused as a large open space. The ovens need not be relocated.
4. The Shearing Shed (excluding skillion) be considered for relocation and adaptation.
5. The Community Centre part of the new development, consider how the relocated facilities can be integrated and adapted.
6. An interpretation panel on the history of the site be integrated with the reuse of the buildings.

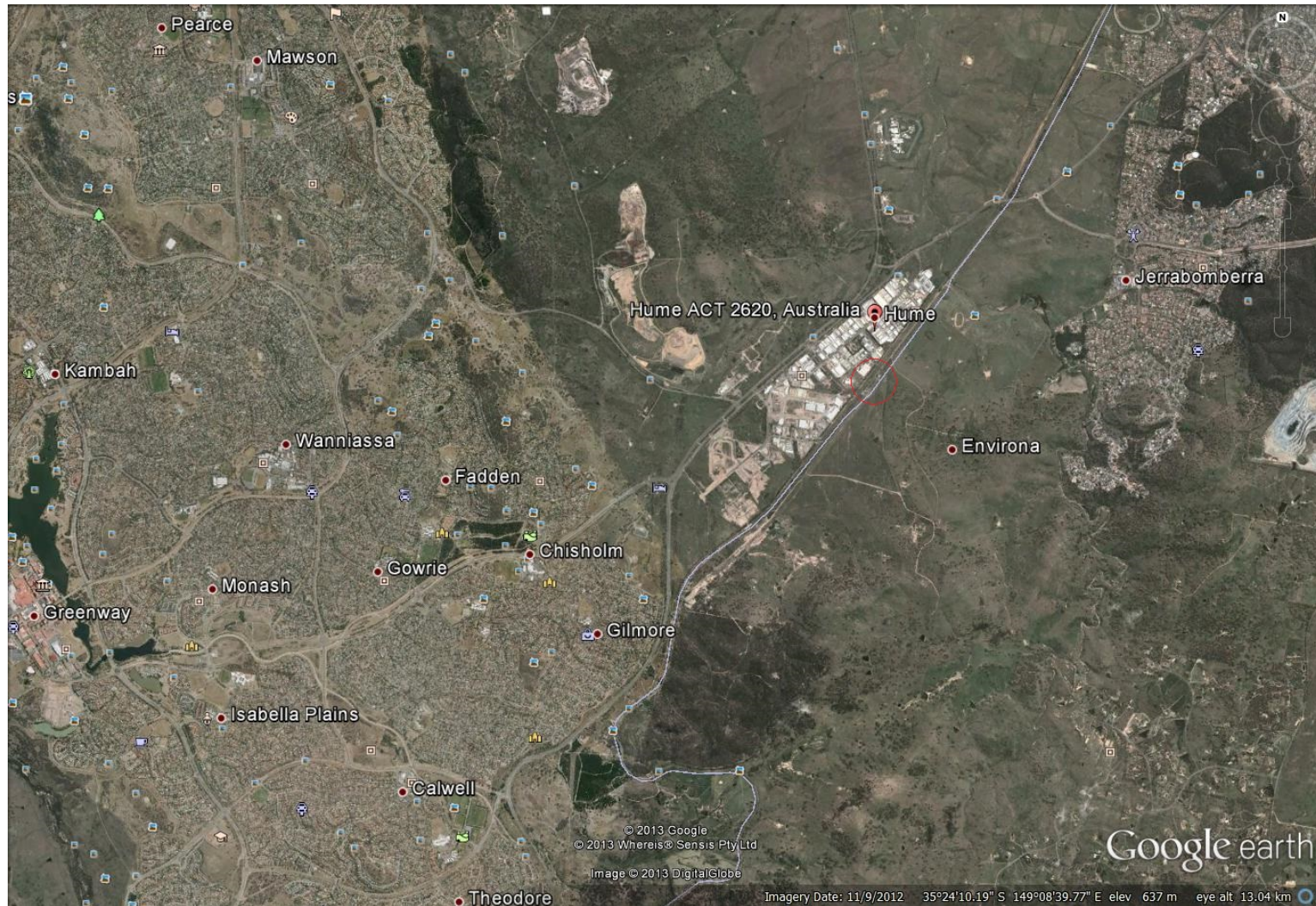


FIGURE 1: GOOGLE MAP PHOTO — LOCATION PLAN

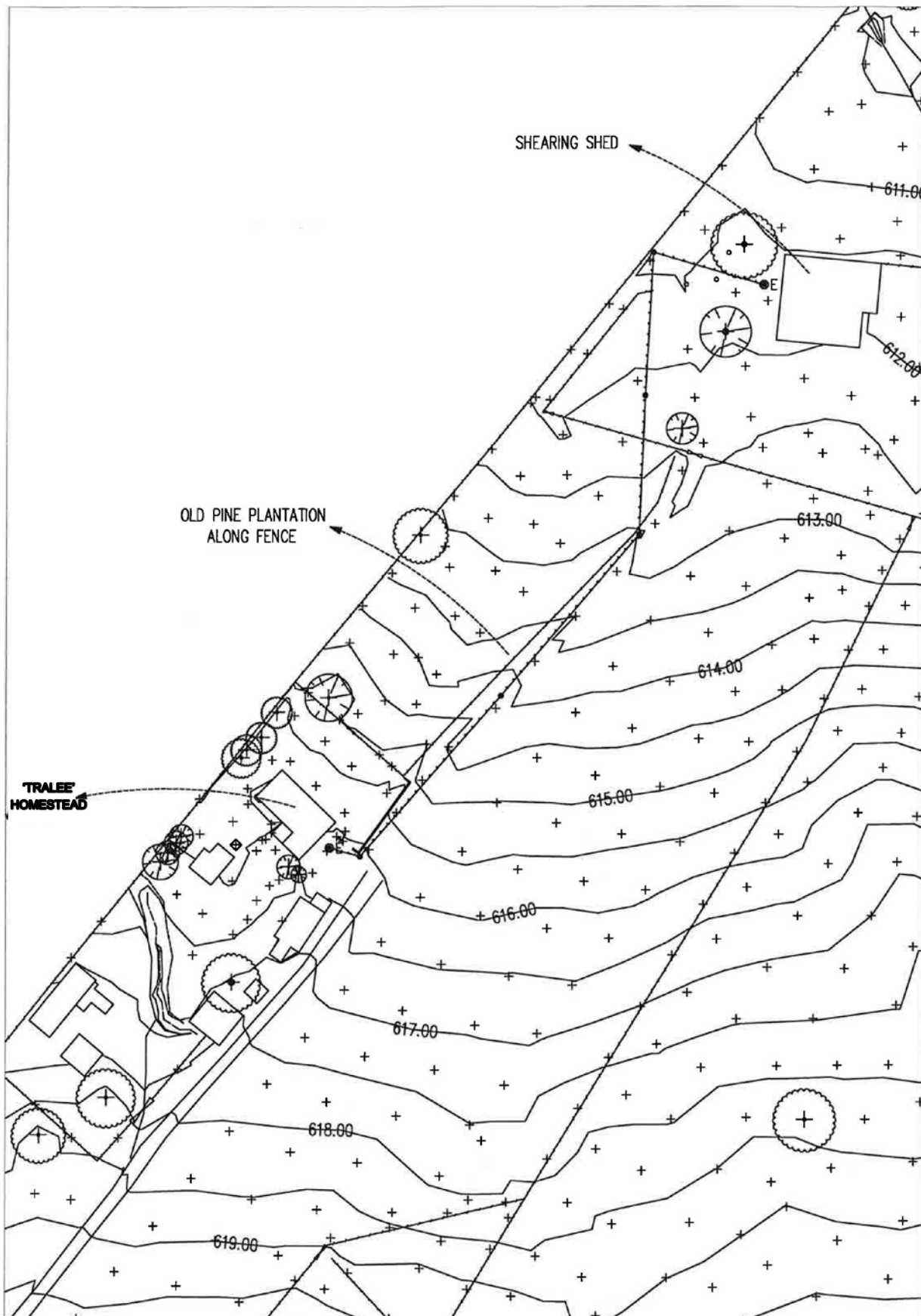


FIGURE 2: SITE PLAN

Source: Survey by Mail McDonald Barnsley Pty Ltd 13/5/2013

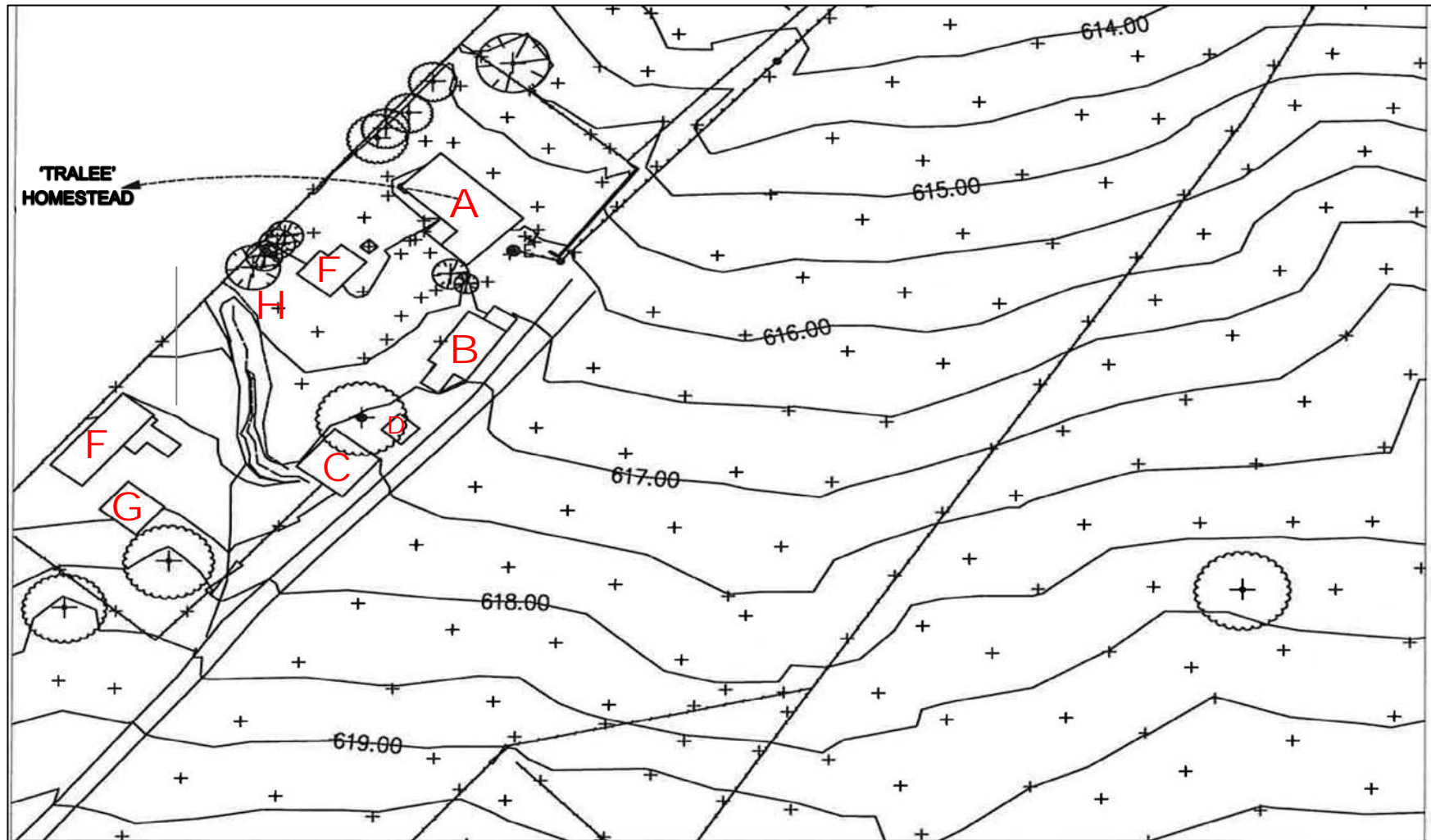


FIGURE 3: H6 HOMESTEAD COMPLEX

Source: Eric Martin Mark-up of Survey from Figure 2



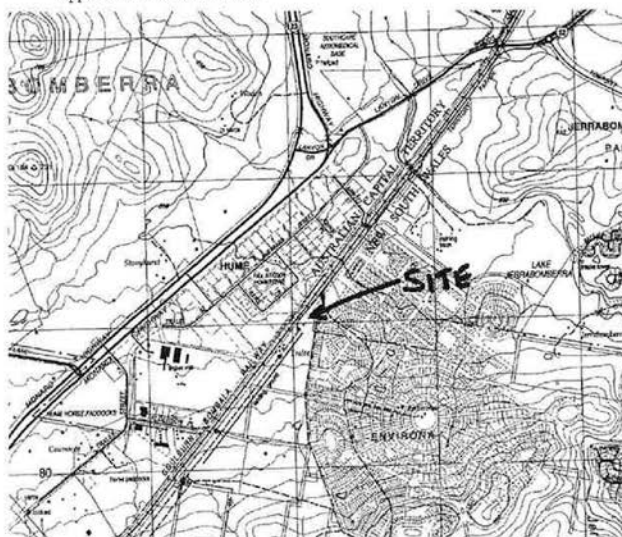
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TRALEE WOOLSHED

STRUCTURAL ENGINEERING REPORT ON CURRENT CONDITION 2010

1. As requested by Christian Knight of Village Building Co. mob 0448 891 045, email cknight@villagebuilding.com.au, I inspected in late January 2010 the Tralee Woolshed.
2. The location of the woolshed is near the end of the Tralee landing strip just east of the Goulburn to Bombala rail line behind 31 Raws Place Hume, approx E149°10.2' N35°23.5'



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I also conclude that the existing shearing shed is of poor to fair condition and would be very costly to upgrade to conform to the current BCA for adaptive re-use such as a community facility. This is because:-

- the stump foundations are towards the end of their life.
- the stumps have unknown embedment into the ground.
- approx 10% of stumps have failed or are missing.
- the whole structure is not tied down sufficiently for wind.
- the studwork in the end walls have inadequate support at the eaves line.
- the king post roof trusses have cracked members needing rectification and the joints need upgrading.
- The cut roof section roof members are inadequate to take N3 wind load and not tied down.
- The roof and wall sheeting needs increased number of connections.
- The external stairs need to be replaced completely.

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4. General description.

There are essentially two parts to the shed. The northern approx 13m x 24.5m gable ended shearing shed facing north and an approx 9m x 21m lean to on the southern side.



View from the South



View from the North West



Northern side.

The northern gable ended shed is in fair to poor condition. I conclude that this part of the shed was constructed prior to the lean to section on the southern side. This gable ended shed consists of two different roof structures. The western end has 5 unusual large Oregon king post trusses to the roof. These in my opinion are structurally unusual and efforts should be made to retain or re-use these.



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Fig. B.4.1.1.2. - View of the shed from the north. (Source: Eric Martin & Associates, 2010)



The eastern end has a more conventional cut roof propped onto central shearing pen columns. This is more normal structurally but reflects the construction methods prior to about 1960.



The lean to shed section is in poor condition and is not structurally unusual.



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The sheds also have access stairs and ramps in poor condition.



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Photo: B. J. 10/2013, V. J. 10/2013, A. J. 10/2013, J. J. 10/2013, L. J. 10/2013, M. J. 10/2013, N. J. 10/2013, O. J. 10/2013, P. J. 10/2013, Q. J. 10/2013, R. J. 10/2013, S. J. 10/2013, T. J. 10/2013, U. J. 10/2013, V. J. 10/2013, W. J. 10/2013, X. J. 10/2013, Y. J. 10/2013, Z. J. 10/2013



5. The lean to section.

The 21m x 9m lean to section of the shed has an earth floor. The walls consist of 100x50 F14 HW girts @ 1400c/c spanning 4.5m. The 0.42mm Orb wall sheeting has a working capacity of 0.8KPa for wind load to Lysaght catalogue with 3 fasteners per sheet per girt. This is marginal and should be upgraded to 5 fasteners per sheet per girt to increase its working capacity to 1.2KPa. This should be done even if this shed is to be retained even as a poor storage shed. The girts are stressed to 42MPa for 1KPa working load for Category 2 N3 wind. This is approx 40% over loaded for N3 wind load but just satisfactory for N2 wind load. This is satisfactory for a sheltered shearing shed but not a community facility to the BCA.

The columns are 135 high railway lines 3.2m to 3.6m high. The stresses in these columns for vertical load and lateral N3 wind load is approx 50MPa and therefore are easily satisfactory. If the shed is to be kept an investigation of the footings will be required for 20kN working uplift capacity, ie. Ø450 x 1m deep minimum to each column.

The roof trusses are 400 high with twin 40x40x5 angles top Ø16 webs twin Ø20 rob bottom spanning 9m at 4.2m c/c. The stresses in the bottom chords for N3 wind is approx 160MPa and the shear in Ø16 webs is 130MPa which is satisfactory. 50 EA 3 fly braces are required to be installed at every purlin for uplift buckling stability if the shed is to be kept.



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I conclude that a lean to section of this shed is structurally poor and should be demolished.



Main shed

The main shed is approx 13m x 24.5m and gable ended.

a. Foundation

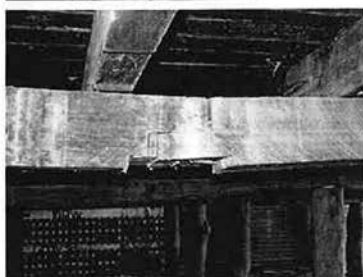
The foundations are Ø250-300 timber pier tree trunks set into the ground by an unknown amount.



These are in fair to poor condition with approx 15% either failed or subsided.

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These piers are not a long term proposition and will need to be replaced if the shearing shed is used as a community facility as their design life is already exceeded. The reasons for this are that the timber piers themselves are subject to rot and termites. We have carried out a similar inspection at Yarralumla Woolshed which is having similar problems with its timber piers. In addition there is no tie down of the floor structure to the piers.

b. Floor Structure

The floor bearers and 100x225 F27 sleepers spanning approx 2.5m at 1.8m c/c, 80% of these are satisfactory. 5KPa floor loading or 5kN point load is the relevant floor loading for a community facility. The stresses in these members are 20MPa which is structurally adequate. The floor joists

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Doc: B103_201022 - Yarralumla Woolshed 2010 - 10/10/2010 - 10/10/2010 - 10/10/2010

ATTACHMENT 1: PHOTOGRAPHS



P1160899 Prefab Shed



P1160900 Prefab Shed



P1160901 Prefab Shed



P1160902 Prefab Shed



P1160903 Prefab Shed



P1160904 Prefab Shed



P1160905 Shed



P1160906 Shed



P1160907 Shed



P1160908 Shed



P1160909 Shed



P1160910 Shearers Quarters (Hardiplank Building)



P1160911 Shearers Quarters (Hardiplank Building)



P1160912 Shearers Quarters (Hardiplank Building)



P1160913 Shearers Quarters (Hardiplank Building)



P1160914 Shearers Quarters (Hardiplank Building)



P1160915 Shearers Quarters (Hardiplank Building)



P1160916 Shearers Quarters (Hardiplank Building)



P1160917 Shearers Quarters (Hardiplank Building)



P1160918 Sales Office



P1160919 Sales Office



P1160920 Sales Office



P1160921 Sales Office



P1160922 Shearers Quarters (Cook House)



P1160923 Shearers Quarters (Cook House)



P1160924 Shearers Quarters (Cook House)



P1160925 Shearers Quarters (Cook House)



P1160926 Shearers Quarters (Cook House)



P1160927 Shearers Quarters (Cook House)



P1160928 Shearers Quarters (Cook House)



P1160929 Shearers Quarters (Cook House)



P1160930 Shearers Quarters (Cook House)



P1160931 Shearers Quarters (Cook House)



P1160932 Shearers Quarters (Cook House)



P1160933 Shearers Quarters (Cook House)



P1160934 Shearers Quarters (Cook House)



P1160935 Shearers Quarters (Cook House)



P1160936 Chicken Yard



P1160937 Chicken Yard



P1160938 Chicken Yard



P1160939 Garage



P1160940 Garage



P1160941 Garage



P1160942 Garage



P1160943 Garage



P1160944 Garage



P1160945 Garage



P1160946 Garage



P1160947 Chicken Yard



P1160948 Garage



P1160949 Main Homestead



P1160950 Main Homestead



P1160951 Main Homestead



P1160952 Main Homestead



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P1160994 Main Homestead



P1160995 Main Homestead



P1160996 Sales Office



P1160997 Sales Office



P1160998 Sales Office



P1160999 Sales Office



P1170001 Sales Office



P1170002 Woolshed



P1170003 Woolshed



P1170004 Woolshed



P1170005 Woolshed



P1170006 Woolshed



P1170007 Woolshed



P1170008 Woolshed



P1170009 Woolshed



P1170010 Woolshed



P1170011 Woolshed



P1170012 Woolshed



P1170013 Woolshed



P1170014 Woolshed



P1170015 Woolshed



P1170016 Woolshed



P1170017 Woolshed



P1170018 Woolshed



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